



**Environmental
 Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
 EOEA No.: 13864
 MEPA Analyst: Holly Johnson
 Phone: 617-626-1023

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Wildcat Hill Definitive Subdivision, Norwell, MA		
Street: Wildcat Lane		
Municipality: Norwell	Watershed: South Shore Coastal	
Universal Transverse Mercator Coordinates: 349532E 4667011N	Latitude: N42° 08' 27"	Longitude: W70° 49' 15"
Estimated commencement date: Spring 2007	Estimated completion date: 2010	
Approximate cost: \$30 million	Status of project design:	80 %complete
Proponent: Casa Development, Inc. (c/o A.W. Perry, Inc.)		
Street: Twenty Winthrop Square		
Municipality: Boston	State: MA	Zip Code: 02110
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Bradley C. McKenzie, P.E.		
Firm/Agency: McKenzie Engineering Group, Inc.	Street: 150 Longwater Drive, Suite 101	
Municipality: Norwell	State: MA	Zip Code: 02061
Phone: 781-792-3900	Fax: 781-792-0333	E-mail: bmckenzie@mckeng.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): Not Applicable

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: NPDES (not filed), Mass. Highway Dept. Indirect Access Permit (not filed), DEP – Groundwater Discharge Permit (314 CMR 5.00) (Conceptual Approval), Norwell Planning Board Definitive Subdivision (approval), Order of Conditions (local by-law and WPA –

filed); ORAD (local by-law and WPA – approved)

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) – Specify: DEP Groundwater Discharge Permit (314 CMR 5.00) Permits already received: Order of Resource Area Delineation (DEP File #SE-52-726)
Total site acreage	72.51 acres			
New acres of land altered		39.82 acres		
Acres of impervious area	0	9.51 acres	9.51 acres	
Square feet of new bordering vegetated wetlands alteration		7,860 (perm.) 950 (temp.)		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	176,000	176,000	
Number of housing units	0	43	43	
Maximum height (in feet)	0	34	34	
TRANSPORTATION				
Vehicle trips per day	0	500	500	
Parking spaces	0	0	0	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	23,650	23,650	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	23,650	23,650	
Length of water/sewer mains (in miles)				
Water	0	1.32	1.32	
Sewer	0	0.95	0.95	

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

- Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL / ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The project proponent, Casa Development, Inc., proposes a 44 lot single family residential development on an approximate 72.51 acre parcel located off of Wildcat Lane in Norwell, Massachusetts (43 single family home lots and 1 lot for a wastewater treatment plant). The parcel has frontage on Wildcat Lane to the north and is shown on the Norwell Assessor Sheets as Sheet 24A/C, Block 65, Lots 23, 26, 45, 46 & 47. The site is bordered by developed residential zoned property to the west and north, undeveloped residential zoned property to the east and Massachusetts Route 3 state highway to the south. The entire site is located in the Town of Norwell Residence RA Zoning District. The western portion of the site is located within a DEP Zone II to a public water supply with the remainder of the site located within a DEP Zone III.

The only permitted residential use within the Residential RA Zoning District under the Norwell Zoning By-Law is a conventional single-family residential subdivision with one (1) dwelling per lot.

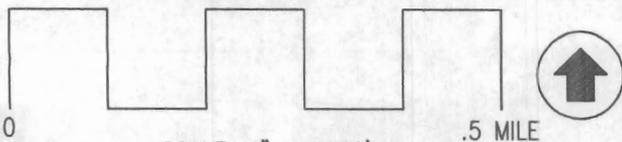
A development proposed under the state's Comprehensive Permit Program (M.G.L. Ch. 40B) could yield a density of several hundred multi-family residential units. Unit to acreage densities of 8:1 generally are acceptable under the Local Initiative Petition Comprehensive Permit Program. This alternative was rejected due to market considerations, incompatibility with the single family residential neighborhood and the development would require considerably more impacts to natural resources on the site.

The project has been designed to minimize impacts to sensitive resources. All unavoidable, direct wetland impacts will be mitigated at a ratio of 2:1 as required under the Norwell Wetlands By-Law. Erosion control and best management practices will be employed during and following construction to minimize migration of sediment into adjacent wetlands. Stormwater management will be provided in strict accordance with the DEP Stormwater Management Policy. The project will also provide for new sidewalks within the development and on Wildcat Lane to encourage pedestrian/bicycle use. The project will also protect groundwater resources by incorporating a private wastewater treatment facility that will provide a greater degree of treatment than conventional Title 5 systems.

Approximately 39.84 acres of the site are proposed to be developed. The remaining 32.67 acres, or approximately 45% of the site, is proposed to be retained as undisturbed.



FIGURE - 1



SCALE: 1" = 1000'
 U.S. GEOLOGICAL SURVEY
 7.5 X 15 MINUTE SERIES
 COHASSET QUADRANGLE



**McKENZIE
 ENGINEERING
 GROUP, INC.**

150 LONGWATER DRIVE, SUITE 101
 NORWELL, MASSACHUSETTS 02061
 PHONE: (781) 792-3900
 FACSIMILE: (781) 792-0333

PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING • PROJECT MANAGEMENT

USGS PROJECT LOCUS MAP
 MAP 24C - BLOCK 65 -
 LOTS 23, 26, 45, 46 & 47
 NORWELL, MASSACHUSETTS